



SAN BERNARDINO COUNTY LAND USE SERVICES  
DEPARTMENT, PLANNING DIVISION  
385 North Arrowhead Avenue, San Bernardino, CA 92415-0182  
15456 W. Sage St., Victorville, CA 92392



## PROPOSED ENVIRONMENTAL DETERMINATION

San Bernardino County Land Use Services Department, Planning Division has prepared Initial Studies on the environmental effects of the following projects. You may examine the environmental Initial Study by contacting the appropriate County office within 20 days of this notice for review of the proposed environmental determination. Staff may approve some projects 20 days after this notice without further advertisement. Other projects, per State law, are scheduled for hearing before the County Planning Commission, and will be advertised for public hearing separate from this notice.

Supervisory District 1 (760) 243-8245  
Supervisory Districts 2, 3, 4, & 5 (909) 387-4131  
Environmental (909) 387-4147

**MITIGATED NEGATIVE DECLARATION**  
**SUPERVISORY DISTRICT 1**

**APN: 3132-011-01**

Applicant: DUKOMO DEVELOPMENT

Community: ADELANTO/1<sup>ST</sup> SUPERVISORY DISTRICT

Location: MOJAVE DRIVE, SOUTH SIDE; DUNES DRIVE AND KOALA ROAD, EXTENDING BETWEEN

Project No: P201000114

Staff: GREG BENNETT

Proposal: A) GENERAL PLAN LAND USE ZONING DISTRICT AMENDMENT FROM RL-10 (RURAL LIVING/10 ACRE MINIMUM PARCEL SIZE) TO CG (GENERAL COMMERCIAL) ON 13 ACRES; B) TENTATIVE PARCEL MAP 19259 TO CREATE 9 COMMERCIAL PARCELS AND A REMAINDER PARCEL ON 35.8 ACRES; C) CONDITIONAL USE PERMIT TO ESTABLISH 73,596 SQ. FT. OF SPECULATIVE OFFICE/RETAIL BUILDING, 24,151 SQ. FT. OF SPECULATIVE RETAIL BUILDINGS, 10,635 SQ. FT. OF SPECULATIVE RESTAURANTS AND A 4,000 SQ. FT. GAS STATION/CONVENIENCE STORE ON 13 ACRES

**APN: 3128-481-10**

Applicant: LILAC DEVELOPMENT, LLC & WELLSRING DEVELOPMENT

Community: ADELANTO/1<sup>ST</sup> SUPERVISORY DISTRICT

Location: MOJAVE DRIVE, NORTH SIDE; APPROXIMATELY 640' WEST OF BELLFLOWER STREET

Project No: P201000117

Staff: CHRIS CONNER

Proposal: A) GENERAL PLAN LAND USE DISTRICT ZONING AMENDMENT FROM RL (RURAL LIVING) TO CG (GENERAL COMMERCIAL) ON 20 ACRES; B) TENTATIVE PARCEL MAP 19261 TO CREATE 11 COMMERCIAL LOTS ON 20 ACRES; C) CONDITIONAL USE PERMIT TO ESTABLISH 113,265 SQ. FT. OF SPECULATIVE OFFICE/RETAIL BUILDINGS, 18,045 SQ. FT. OF SPECULATIVE RETAIL BUILDINGS AND 10,280 SQ. FT. OF SPECULATIVE RESTAURANTS ON 20 ACRES

**APN: 0544-471-09**

Applicant: GREWAL, RAVINDER S.

Community: BAKER/1<sup>ST</sup> SUPERVISORY DISTRICT

Location: BAKER BLVD AND CALTRAN AVENUE, NORTHEAST CORNER

Project No: P201000196

Staff: GREG BENNETT

Proposal: REVISION TO AN APPROVED ACTION FOR A 9,450 SQ. FT. TRUCK STOP/RESTAURANT/RETAIL, A 3,570 SQ. FT. AUTO SERVICE/OFFICE, A 5,376 SQ. FT. AUTO FUELING CANOPY AND A 2,640 SQ. FT. TRUCK CANOPY AND MERGE TWO LOTS ON 4.24 ACRES

6/27/2010